



FREDERICK COUNTY PLANNING COMMISSION

July 11, 2018

TITLE: Dunkin' Donuts - Jefferson
FILE NUMBER: SP-80-13, AP# 18324, AFPO# 18325, FRO# 18326

REQUEST: **Site Development Plan Approval**
The Applicant is requesting Site Development Plan approval for the conversion of an existing 1,870 s.f. bank building into a restaurant (with drive-through service) located on a 0.6-acre site.

PROJECT INFORMATION:

ADDRESS/LOCATION: Located on the southeast corner of the intersection of Jefferson Pike (MD 180) and Lander Road in Jefferson
TAX MAP/PARCEL: TM 84; Parcels 22
COMP. PLAN: Village Center (VC)
ZONING: Village Center (VC)
PLANNING REGION: Brunswick
WATER/SEWER: W-5; S-1

APPLICANT/REPRESENTATIVES:

APPLICANT: Upcounty Donuts, LLC
OWNER: - same -
ENGINEER: N/A
ARCHITECT: QSR/R, LLC
ATTORNEY: N/A

STAFF: Denis Superczynski

RECOMMENDATION: Conditional Approval

ATTACHMENTS:

EXHIBIT 1- Site Plan Rendering
EXHIBIT 2- Parking, Landscaping (Street Trees), and Lighting Modification Requests

STAFF REPORT

Development Request

The Applicant is requesting Site Development Plan approval for the conversion of an existing 1,870 s.f. bank building into a restaurant (with drive-through service) located on a 0.6-acre site in the Village Center (VC) District of Jefferson. The proposed plan includes:

Plan Details:

- Adaptive re-use of the former PNC Bank Building at 3901 Jefferson Pike
- Reconfiguration of parking aisles and parking spaces
- Relocation of drive-through service and accompanying vehicle queueing arrangement
- Additional sidewalk segment and pedestrian accommodations along Lander Road

The Applicant is utilizing existing access driveways on Jefferson Pike (one-way out) and Lander Road (two-way access). As of the writing of this staff report, the Applicant and Staff continue to work with SHA to determine the viability of the current access plan as it pertains to traffic movements on Jefferson Pike and Lander Road (both are designated State roadways).



Figure 1 - View of existing access drive onto site from Lander Road

BACKGROUND

Development History

An early 19th century school building occupied this site until 1924, at which time it was replaced by the Jefferson Primary School (MIHP# F-2-40). The Primary School operated from this site until 1968 when the modest one-story brick schoolhouse was sold to a private owner. The 1924 structure was demolished in 1981 for the construction of the Jefferson Branch of the Bank of Brunswick. The Planning Commission granted Site Plan approval for the bank in July 1980 (SP-80-13) and the bank was constructed in 1982. PNC Bank was the last user to occupy the building.

As required by Zoning Ordinance §1-19-7.500(D), Site Development Plan proposals in the VC Zoning District are required to submit plans to the Planning Commission (or its representative) for Concept Site Development Plan Approval as the first step in the development review process. This Concept Site Development Plan must demonstrate how the proposed activity will meet development standards listed in §1-19-7.500(C).

The current proposal seeks to maintain the existing structure while removing the existing drive-through canopy on the south side of the building. Other minor changes to the site include reconfiguration of the existing parking area and aisles, the planting of parking lot canopy trees and a vegetative screen along the property's western edge, the addition of a short sidewalk segment between the building and Lander Road, and the inclusion of a dumpster/recycling pad on the parcel's southeast corner. Planning Staff, serving as the Planning Commission's authorized representative (per Section 1-19-7.500(D)), have determined that the reuse of this existing building in the Village Center District meets the standards set forth for a Concept Plan and has authorized the Applicant to go forward with the submittal of a Type 1 Site Development Plan application for review by the Planning Commission.

Concept Plan – Findings:

- 1) **Height** – Structure does not exceed 30 feet in height
- 2) **Contextual Compatibility** – The proposed re-use is compatible with the pattern of, or relationship to, existing development on adjacent or confronting lots.
- 3) **Setbacks** – Appropriate as currently exist on the site.
- 4) **Building Orientation** – Primary façades will continue to face Jefferson Pike and Lander Road.
- 5) **Parking Location** – Parking areas are primarily located to the rear of the structure. Although the building is located on a corner lot, and therefore maintains dual frontage, the view of the site from Lander Road is well established and will be improved through the landscaping and the shifting of the drive-through window/canopy.
- 6) **Roadside Sidewalks** – the Jefferson Pike sidewalk will be maintained and expanded on-site to meet the Lander Road frontage where a pedestrian area will be demarcated along the internal paved edge of the parking lot. No new sidewalk is required of the applicant due to the recent re-engineering of Lander Road and the expansion of the roadway surface which has rendered the potential area for a Lander Road sidewalk unusable due to slope and lack of adequate space for such a pedestrian link.
- 7) **Refuse and Recycling** – Dumpsters are proposed for the far southeastern corner of the site and will be screened from public view.
- 8) **Building Form** – The existing structure will remain essentially unchanged, keeping its traditional massing and design form, while the movement of the drive-through service window to the building's east side greatly improves the appearance of the structure as it relates to other buildings in the Village Center District.
- 9) **Building Bulk** – At 1,870 square feet, the existing structure falls far short of the maximum building footprint established for the VC District (5,000 square feet).
- 10) **Empty Street Frontage** – While the existing parking area does present 120 feet of empty street frontage, the proposed site improvements include the planting of four canopy trees within the parking lot as well as a vegetative screen (evergreen shrubs) along Lander

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Road which will mitigate for the lack of architectural massing.

11) **Pedestrian Scale** – The existing building, and its proposed alterations, provide several architectural components that are respectful of the human scale.

Existing Site Characteristics

The 0.595 acre (25,918 s.f.) site is currently occupied by the former PNC Bank building and two large trees. The parcel is relatively flat, with a 2-3 ft. fall-off just beyond the southern property boundary. The site is currently served by an existing well located in the front yard and by public sewer service.

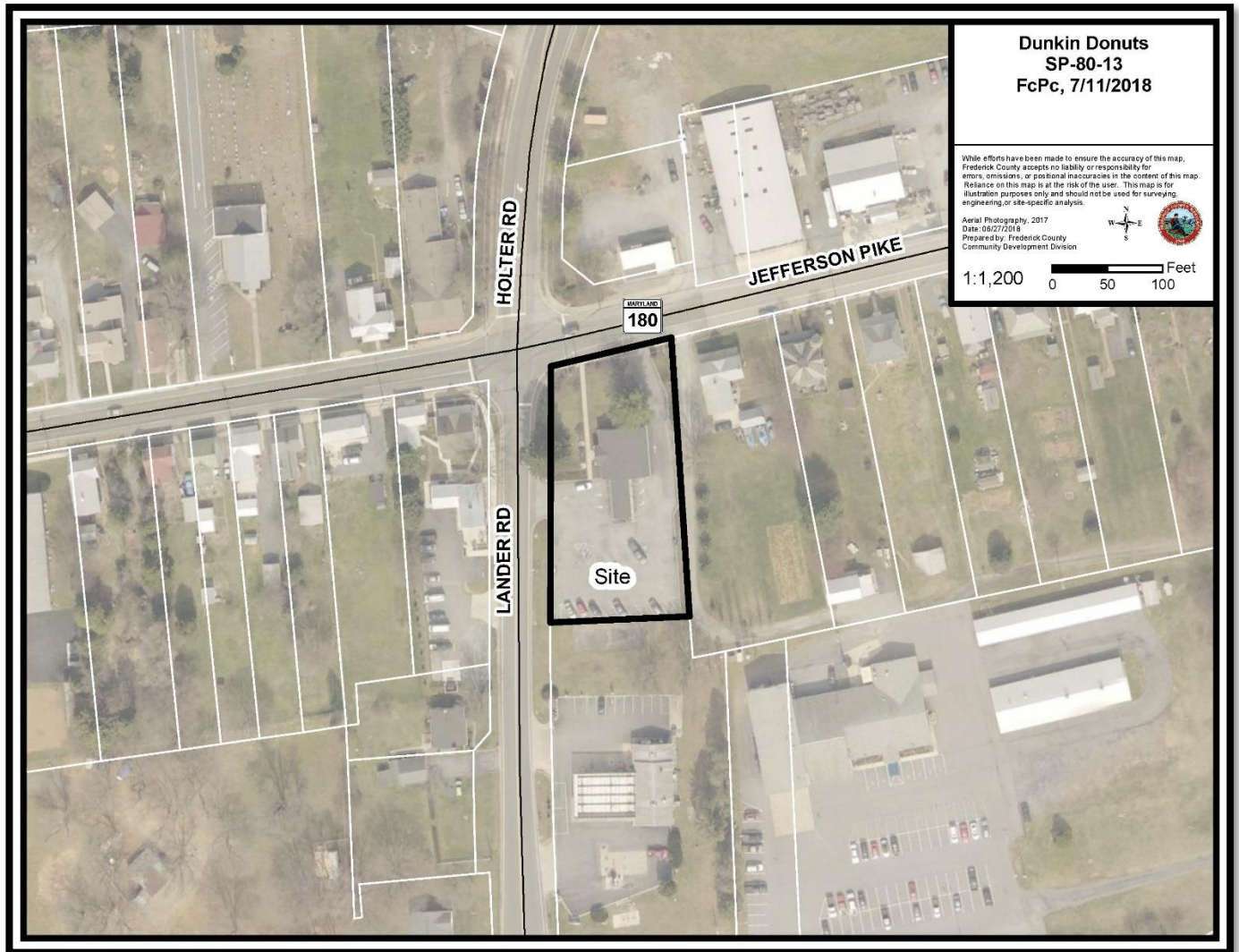


Figure 1- General aerial view showing site

Surrounding land uses include: a BP filling station adjacent on the south; the Little Red Barn Ice Cream Café across Lander Road to the west; several commercial business across Jefferson Pike to the north; and, a single family residence adjacent on the eastern boundary. Several typical village scale uses are located within $\frac{1}{4}$ mile of the site including newer residential developments, places of worship, fire and rescue services, retail shops, and local community organizations.

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The Jefferson interchange with MD 340 is located less than 500 feet south of the proposed restaurant.

ANALYSIS

Summary of Development Standards Findings and Conclusions

Site Development §1-19-7.500 : *All new development within the Village Center Zoning district shall incorporate the following design standards in addition to all other applicable requirements of the Zoning Ordinance; The Planning Commission shall consider these standards in its review of all development within the Village Center Zoning District.*

Site Development and Layout §1-19-7.500(C)(3) & Building Massing and Bulk §1-19-7.500(C)(4)

Form and Layout

The Applicant proposes the adaptive reuse of the existing bank building with minor exterior alterations to accommodate the change to a restaurant use with drive-through service. The building form will remain unchanged, while changes to the site constitute general improvements in the appearance and functionality of the location within its Village Center context.

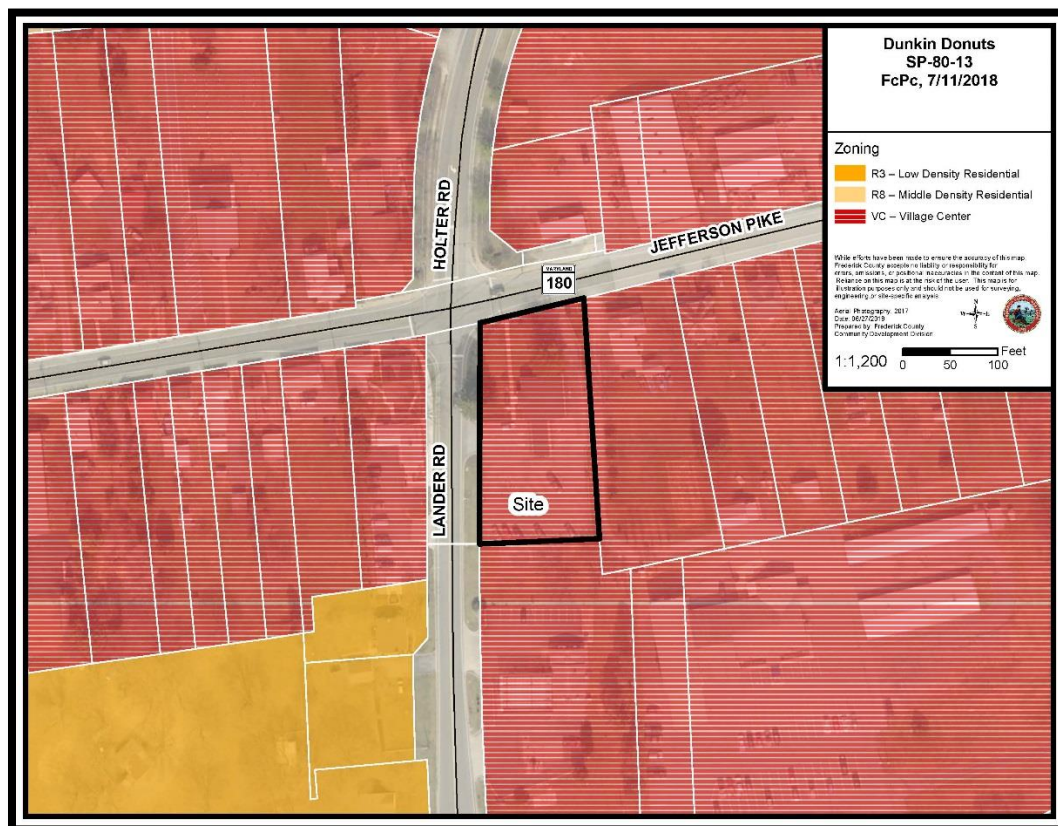


Figure 2- Zoning of Site and vicinity in Urbana.

Proposed new structures include an enclosure for the refuse/recycling dumpsters on the southeast corner of the site, and assorted devices (menu board, height limitation bar, speaker post, etc) to facilitate drive-through ordering and pickup, located along the eastern property boundary.



Figure 3 - Architectural elevations of proposed exterior alterations to existing building

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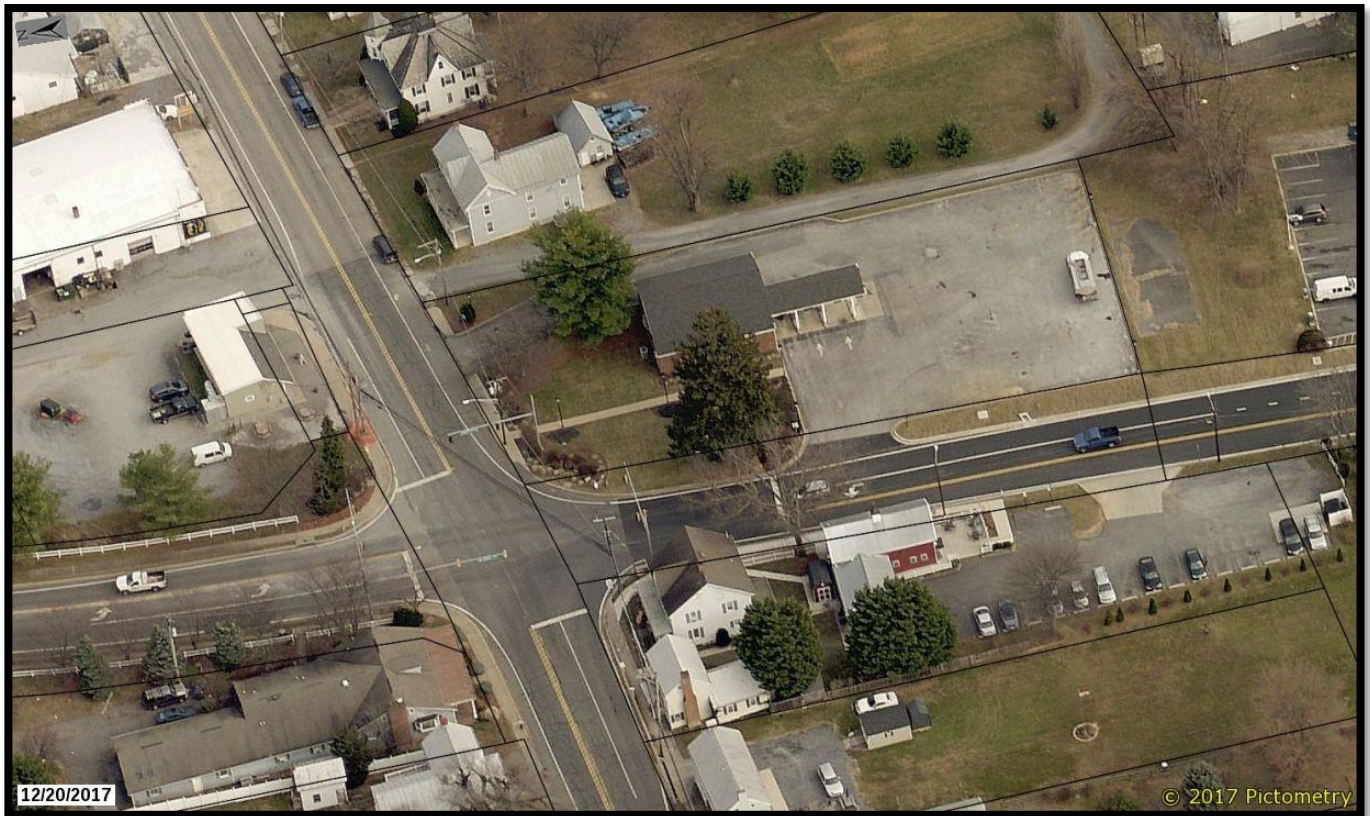


Figure 4 - Aerial view toward the east. Both existing access drives are visible in this image.

Access and Parking

The proposed plan modifies the full movement existing access with Lander Road (SHA owned roadway) to permit a 'one-way in only' movement to the site, while maintaining the existing one-way exit drive onto Jefferson Pike. To aid in the safe ingress of traffic from Lander Road, the applicant will be making some changes to the existing signal timing and stop bar placement, and will add directional signing, as directed by SHA as part of a SHA Access Permit package. The existing reconfigured parking area will provide 14 parking spaces and accommodate sufficient vehicular queuing to allow the stacking of more than 12 vehicles without blocking access to the parking aisles for those visitors not making use of the drive-through lane. A 'bail out' lane is also provided along the southern and eastern edges of the site and serves to provide access to both the dumpster enclosure and the required loading space (10'x50'). This placement of the parking area would meet the design criterion of placing parking and drive aisles to the side or rear of structures in the VC District, while acknowledging the need to provide for the re-use of the existing building and paved surfaces.

The applicant has also provided for an improved pedestrian path through and across the site utilizing an existing sidewalk connection from Jefferson Pike and expanding the route through the addition of a short segment of new sidewalk to bring pedestrians to and from the Lander Road frontage.



Figure 5 - Aerial view toward the north showing general development density in vicinity of the site.

Development Density

Non-residential density in the VC district is not limited explicitly other than by practical site, circulation, design, dimensional regulations, and infrastructure constraints.

Conformity with Community or Corridor Plan

No County community or corridor plan has been adopted for the Jefferson Pike corridor or Jefferson Community Growth Area. Generally, the proposal demonstrates adherence to the principles for compact development outlined in the County's Comprehensive Plan through seeking the establishment of a use conducive to the continuing development of compact neighborhoods in areas generally served by public infrastructure and facilities.

Public Facilities

The Applicant proposes to utilize the existing public sewer service connection to the site with the construction of a monitoring manhole to facilitate the new use. The Applicant is proposing the use of the existing well on site to provide water to the building. The site is currently classified S-1/W-5 in the County's Water and Sewer Plan.

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Site Development Plan Approval shall be granted based upon the criteria found in:

Site Development §1-19-3.300.4 (A): *Existing and anticipated surrounding land uses have been adequately considered in the design of the development and negative impacts have been minimized through such means as building placement or scale, landscaping, or screening, and an evaluation of lighting. Anticipated surrounding uses shall be determined based upon existing zoning and land use designations.*

Findings/Conclusions

1. **Dimensional Requirements/Bulk Standards:** The Zoning Ordinance establishes the basis for determining dimensional standards in the VC District. Per §1-19-7.500(B)(3) the VC District provides for the establishment of dimensional standards on a site-by-site basis, using adjoining and facing buildings as a guide. Since the Applicant is utilizing an existing structure, this report will simply note the existing setbacks for the building:

Maximum Height Allowed:	30 ft.
Maximum Height Proposed (existing):	< 18 ft.
Front Yard Provided (existing):	44 ft. (Jefferson Pike); 42 ft. (Lander Road)
Rear Yard Required:	N/A (corner lot)
Rear Yard Provided:	N/A (corner lot)
Side Yard Required:	N/A (existing structure)
Side Yard Provided (existing):	23 ft. (east side); 120+ ft. (south side)

Building Massing and Bulk –

Village Center Footprint Thresholds §1-19-7.500(C)(4)(d)

Since Jefferson is a growth area the following building footprint thresholds for non-residential uses apply:

Base Footprint Allowance – 5,000 sq ft. within a community growth area.
Interim Footprint Allowance – 8,000 sq.ft. w/planning commission approval
Maximum Footprint Allowed – 10,000 sq. ft. subject to additional criteria w/ planning commission approval

The proposed footprint of the existing building shown on this Site Plan is 1,870 s.f. and thus does not require special consideration by the Planning Commission.

2. **Signage §1-19-6.300:** The Applicant is proposing building-mounted signs, directional signs, and the re-use of an existing monument sign previously used by the bank. All signage will be subject to the sign requirements of the Zoning Ordinance and will be subject to a Sign Permit. The calculation for permitted signage for commercial uses is as follows:

Building Frontage = 44'-2"

Max. Permitted sign area = $10 \times \text{Square Root of } 44.17 = 66.5 \text{ s.f.}$

The Signage note on the proposed Site Development Plan shall be updated to reflect the correct total signage allotment (increase from 65 s.f. to 66'-6" s.f.

3. **Landscaping §1-19-6.400:** The landscaping plan, which retains much of the existing vegetation on the site, provides screening and shade cover over a significant portion of the parking area, and successfully integrates existing trees into the new landscape.

Street Trees

The Applicant has provided two (2) of the nine (9) required street trees along the Jefferson Pike and Lander Road frontages (330 feet). The Applicant proposes the planting of four (4) pin oaks while maintaining the two large existing trees, one each on Jefferson Pike and Lander Road. While the (4) pin oaks cannot count toward the street tree requirement since they are satisfying the parking area shade requirement, Staff acknowledges that any tree planting for canopy cover in the western portion of the parking area necessarily constrains the ability of the Applicant to find appropriate and healthy locations for street trees on this site. The large pine tree located in the public right-of-way near the corner of Lander and Jefferson was noted on the 1980 approved site plan and has served as the village's community Christmas tree for many years. The Applicant is aware of the tree's status and has acknowledged the need to provide a site plan that does not endanger this seasonal focal point in the community. Staff acknowledges that the practical placement of street trees on this site is severely constrained by a combination of public and private utility lines, a lack of adequate planting area (particularly along Lander Road with the newly constructed roadway and curb having further diminished what could have been a tree belt), and the need to maintain adequate 'breathing room' surrounding the community tree. Staff recommends approval of a *revised* modification request due to the practical difficulty of locating appropriate planting areas on the site for seven (7) of the required street trees. A revised Modification letter shall be submitted by the Applicant prior to approval of the signature set.

Land Use Buffering and Screening

Buffering of the adjacent residential land use is unaddressed in this site plan. Although the existing driveway leaves little on-site space for significant plantings, the Applicant must provide some vegetative buffer, perhaps through the planting of 4-season evergreen shrubs along the property line where practical.

Parking Area Landscaping

Planting areas bracketing the parking bays are planted adequately given the constraints of the Site and the number (and species) of trees to be planted in support of the 20% parking lot canopy cover requirement. The Applicant has submitted a modification seeking approval by the Planning Commission of an alternate landscaping plan to allow the following plantings:

<u>Planting</u>	<u>Required</u>	<u>Provided</u>
<i>Street Trees</i>	9	2 existing (seeking a waiver for the remainder - 7 trees)
<i>Veg. Screen</i>	approx. 85 ft. (west side)	17 shrubs (need to identify 4-season species)
<i>Ornamental trees</i>	N/A	5 (existing)

As proposed, the planting area trees provide canopy cover (warm-season shade) to approximately 25% (4,250 s.f.) of the parking area. The required canopy cover is 20% or 3,372 s.f.

The Applicant shall include a Planting Table on the signature set to identify plant material, plant

size at time of installation, and other associated information regarding landscaping of the site.

4. **Lighting §1-19-6.500:** The Applicant proposes the re-lamping of *existing* pole-mounted lighting fixtures. Although the Applicant has submitted a modification request for some level of light spillage onto adjacent properties, no photometric plan has been submitted with this application. Submittal of a photometric plan will be required to determine the amount of light being shed onto adjacent parcels and for the Planning Commission to determine the appropriateness of the lighting modification at this location.

Transportation and Parking §1-19-3.300.4 (B):

The transportation system and parking areas are adequate to serve the proposed use in addition to existing uses by providing safe and efficient circulation, and design consideration that maximizes connections with surrounding land uses and accommodates public transit facilities. Evaluation factors include: on-street parking impacts, off-street parking and loading design, access location and design, vehicular, bicycle, and pedestrian circulation and safety, and existing or planned transit facilities.

1. **Access/Circulation:** The design of the proposed development relies on an internal driveway and drive aisle network that facilitates efficient movement through and within the Site. The Applicant has proposed to use the existing driveway at Lander Road as entrance access into the Site, with one-way operation. Additionally, a single, one-way exit driveway provides access onto Jefferson Pike. Both Lander Road and Jefferson Pike are maintained by the Maryland State Highway Administration.

Pedestrian facilities in this Site Plan are designed to provide safe and convenient access throughout the site by providing sidewalks that interconnect through the open areas at the corner of Jefferson Pike and Lander Road. There are two pedestrian access points to the building which can feed pedestrian traffic from both streets as well as the parking lot.

2. **Public Transit:** The Site is not served by public transit. However the Jefferson/MD 340 Park and Ride facility is located within a short walk of the Site (<1,000 feet).
3. **Parking:** Section 1-19-6.220 of the Zoning Ordinance:

Required Parking Spaces

Restaurant – 1 space/50 s.f. =

8 spaces

Proposed On-Site Parking Spaces –

14 spaces

In accordance with requirements for uses within the VC district, the existing/ proposed parking area has been located to the side or rear of buildings. Staff has no objection to the proposed Parking Modification request submitted by the Applicant to allow for 14 on-site parking spaces.

Loading Spaces

One (1) loading space is identified on the Site Plan in compliance with the requirement for:

1 large space provided for a single-user retail use < 5,000 s.f./gfa

The proposed loading space meets the minimum requirement of Section 1-19-6.210 of the Zoning Ordinance, although it is unclear as to whether the pavement marking proposed meets the

minimum width standard of 12 feet. This loading space is designed and sited appropriately to allow for a dual use given its location in the 'bail out' lane of the proposed drive-through service area. Staff would acknowledge that in practical terms, the loading space meets the requirement for width in that an additional 2 feet would not inhibit the drive-through service lane itself. However, with the most recent proposed change to traffic circulation on this site, which necessitates that the 'bail-out' lane serve as the sole vehicular exit route for those visitors not using the drive-through service, Staff would prefer that an alternative loading area be designated elsewhere on the site to prevent the blocking of normal exiting traffic. Staff would also entertain a solution that prevents usage of the east-side loading space by delivery vehicles during peak store hours.

4. **Pedestrian Circulation and Safety §1-19-6.220 (G):** Pedestrian facilities in this Site Plan are designed to provide safe and convenient movement within and across the site by providing sidewalks as well as a proposed pedestrian demarcation area along the property's constrained western edge.

The Applicant has demonstrated that the Site meets the pedestrian access requirements as established by the Zoning Ordinance and other relevant codes and standards.

5. **Bicycle Parking §1-19-6.220 (H):** The Applicant has provided a location for bicycle parking that appears to be sufficient in accordance with the Zoning Ordinance:

Commercial uses < 5,000 sf gfa (no bicycle rack required)
Proposed Bicycle Parking: 1 rack

The proposed rack is located in an appropriate location adjacent to a primary building entrance (approx. 10 feet between rack and doorway) and located in a safe and convenient place adjacent to the on-site sidewalk connection to both Jefferson Pike and Lander Road.

Conditions:

1. The Applicant shall include a note on the plan acknowledging compliance with the Frederick County Bicycle Parking Design Guide.
2. The Applicant shall provide a photometric plan identifying lighting levels at property boundaries and amend the lighting modification request as needed.
3. The Applicant shall include a Planting Table on the signature set to identify plant material, plant size at time of installation, and other associated information regarding landscaping of the site.
4. The Applicant must provide some vegetative buffer, perhaps through the planting of 4-season evergreen shrubs along the eastern property boundary where practical.
5. The Signage note on the proposed Site Development Plan shall be updated to reflect the correct total signage allotment (increase from 65 s.f. to 66'-6" s.f.)

Public Utilities §1-19-3.300.4 (C): *Where the proposed development will be served by publicly owned community water and sewer, the facilities shall be adequate to serve the proposed development. Where proposed development will be served by facilities other than publicly owned community water and sewer, the facilities shall meet the*

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requirements of and receive approval from the Maryland Department of the Environment/the Frederick County Health Department.

Findings/Conclusions

1. **Public Water and Sewer:** The Site is to be served by public sewer infrastructure and private on-site water service and is classified W-5/S-1 in the Frederick County Water and Sewerage Plan.

Natural features §1-19-3.300.4 (D): *Natural features of the site have been evaluated and to the greatest extent practical maintained in a natural state and incorporated into the design of the development. Evaluation factors include topography, vegetation, sensitive resources, and natural hazards.*

Findings/Conclusions

1. **Topography:** The Site is relatively flat.
2. **Vegetation:** Most of the Site is developed with buildings, driveways, and a parking area. Several trees are located on the front portion of the site.
3. **Sensitive Resources:** There are no sensitive resources located on the site.
4. **Natural Hazards:** There are no natural hazards located on the site.

Common Areas §1-19-3.300.4 (E): *If the plan of development includes common areas and/or facilities, the Planning Commission as a condition of approval may review the ownership, use, and maintenance of such lands or property to ensure the preservation of such areas, property, and facilities for their intended purposes.*

Findings/Conclusions

1. No public plaza or green space is required as a result of this proposed activity. The Applicant is maintaining a small but locally-valued open areas surrounding the community's Christmas tree. The tree itself is located in the SHA r.o.w., but is utilized by citizens in Jefferson as an unofficial community focal point during the Christmas season.

Other Applicable Regulations

APFO – Chapter 1-20:

This application is exempt from APFO.

Schools: Schools are not impacted because the proposed use of the property is non-residential.

Water and Sewer: The Property has a water and sewer classification of W-5/S-1. A note will be added to the signature set indicating projected sewage flow for the restaurant use.

Road Improvements: Based upon trip generation formulas in the ITE Trip Generation Manual, the proposed

project (donut shop with drive thru) will generate fewer trips than the previously approved site (drive-in bank) and is exempt from further APFO roads review.

Forest Resource – Chapter 1-21:

The project is exempt from the Forest Resource Ordinance (FRO) per § 1-21-7(N) because it meets the criteria of being a previously developed area covered by impervious surface and located within a priority funding area.

Historic Preservation – Chapter 1-23:

The site proposed for the Dunkin' Donuts restaurant is identified as the site of the former Jefferson Primary School (MIHP# F-2-40) which was listed as a contributing structure within the Jefferson Historic District (MIHP# F-2-39).

The school structure was demolished in 1981 for the construction of the existing bank building. No historic resources are impacted as a result of this site plan application.

Summary of Agency Comments

Other Agency or Ordinance Requirements	Comment
Development Review Engineering (DRE):	Conditionally Approved
Development Review Planning:	Conditionally Approved
State Highway Administration (SHA):	Approved
DUSWM	Conditionally Approved
Historic Preservation	Approved
Forest Resource (FRO)	Approved
Health Dept.	Conditionally Approved
Office of Life Safety	Approved
Street Naming	Approved
DPDR Traffic Engineering	Conditionally Approved
APFO	Conditionally Approved

RECOMMENDATION

Staff has no objection to conditional approval of the proposed site development plan and requested modifications. If the Planning Commission conditionally approves the plan, the site plan is valid for a period of three (3) years from the date of Planning Commission approval and will therefore expire July 11, 2021. Based on the discussion in this report and with the conditions listed below, Staff finds that the application meets and/or will meet all applicable Zoning, APFO and FRO requirements once the following conditions are met:

1. The Applicant shall include a note on the plan acknowledging compliance with the Frederick County Bicycle Parking Design Guide.
2. The Applicant shall provide a photometric plan identifying lighting levels at property boundaries and amend the lighting modification request as needed.
3. The Applicant shall include a Planting Table on the signature set to identify plant material, plant size at time of installation, and other associated information regarding landscaping of the site.
4. The Applicant must provide some vegetative buffer, perhaps through the planting of 4-season evergreen shrubs along the eastern property boundary where practical.
5. The Signage note on the proposed Site Development Plan shall be updated to reflect the correct total signage allotment (increase from 65 s.f. to 66'-6" s.f.
6. Work with SHA to assure safe and efficient site access, as part of the SHA Access Permit process. An access permit for this site shall be executed by SHA prior to the issuance of a building permit.

Planning Commission approval of the following modification requests from the Applicant:

1. Modification to permit 14 parking spaces where the target number is 8 spaces per the Zoning Ordinance.
2. Approval of an Alternate Planting Design (landscaping, buffering, screening, & street trees) to allow fewer than the required number of street trees (2 trees instead of the required 9 trees), and to approve all landscaping elements on the Site as proposed.
3. Lighting modification to allow some light spillage onto adjacent properties on eastern and southern property boundaries, per the revised modification request (see Condition #2 above).

PLANNING COMMISSION ACTION

MOTION TO APPROVE

I move that the Planning Commission **APPROVE** Site Development Plan SP-80-13 (AP#18324) for the proposed **Dunkin' Donuts** restaurant, with conditions and modifications as specified in the Staff Report.

EXHIBIT 1 – Site Plan Rendering

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EXHIBIT 2 – Modification Requests



June 15, 2018

Mr. Denis Superczynski
Frederick County
Division of Planning and Permitting
30 N. Market Street
Frederick, MD 21701

RE: Dunkin Donuts - Jefferson
SP80-13, A/P 18324
Modification Request

Denis,

On behalf of the Franchisee responsible for the proposed Dunkin Donuts located at the corner of Lander Road and MD-180 in Jefferson, MD, I hereby submit this modification request for the following requirements:

1. Section 1-19-6.220 "Parking Space Requirements and Dimensions"

A parking modification is requested to allow for a number of spaces greater than the required number of spaces. The plan requires 1 space per each 50 sq. ft. of floor area devoted to customer service. The proposed customer service area is 400 sq. ft. which equals 8 required spaces. The proposed site plan allows for 14 total spaces, of which 2 will be ADA accessible.

2. Section 1-19-6.400 "Landscaping and Screening"

A street tree modification is requested due to the location of existing plantings/trees and utilities as well as the addition of new planting areas in the proposed parking lot. Rather than planting new "street trees" the proposed site plan calls for new trees to be planted in the parking area to provide the required shade canopy coverage.

3. Section 1-19-6.500 "Lighting"

Existing site lighting fixtures are to remain and be re-lamped. Several existing fixtures are located at the property line and some light trespass onto neighboring properties is impossible to avoid.

Thank you for your consideration of these requests. Thank you also for your assistance regarding this project and for providing much of the information we required to complete our plans. Should you need any further information from us or have any questions, please feel free to contact us at 301-364-9880.

Sincerely,
QSR | R, LLC

A handwritten signature in black ink, appearing to read "J. Scott".

Jason R. Scott
301-364-9880 x100
jscott@qsrandr.com